

031.A

0003

0010.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

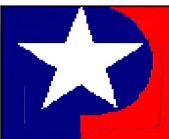
699,000 / 699,000

USE VALUE:

699,000 / 699,000

ASSESSED:

699,000 / 699,000


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20-22		ADAMS ST, ARLINGTON

OWNERSHIP	Unit #:	2
Owner 1: FECHTOR DAVID A ETAL/ TRUSTEE		
Owner 2: 22 ADAMS STREET REALTY TRUST		
Owner 3:		

Street 1: 22 ADAMS ST UNIT 2	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: FECHTOR DAVID -	
Owner 2: DOWD KENDRA J -	
Street 1: 22 ADAMS ST #2	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 2250 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	water
Census:	Sewer
Flood Haz:	Electri
D	Exempt
s	
t	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7126																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	695,700	3,300		699,000		199144
							GIS Ref
							GIS Ref
							Insp Date
							06/14/18

PREVIOUS ASSESSMENT								Parcel ID	031.A-0003-0010.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	695,700	3300	.		699,000		Year end	12/23/2021
2021	102	FV	675,400	3300	.		678,700		Year End Roll	12/10/2020
2020	102	FV	665,200	3300	.		668,500	668,500	Year End Roll	12/18/2019
2019	102	FV	586,500	3300	.		589,800	589,800	Year End Roll	1/3/2019
2018	102	FV	519,100	3300	.		522,400	522,400	Year End Roll	12/20/2017
2017	102	FV	473,500	3300	.		476,800	476,800	Year End Roll	1/3/2017
2016	102	FV	473,500	3300	.		476,800	476,800	Year End	1/4/2016
2015	102	FV	437,800	3300	.		441,100	441,100	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
FECHTOR DAVID,	72702-263	1	6/3/2019	Convenience		99	No	No					
KURTZ JANET K	49532-577		5/31/2007			473,500	No	No					
PALMER ROBERT	27468-328		7/9/1997			242,000	No	No	Y				

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
5/5/2017	515	New Wind	2,160	C					6/14/2018	Measured	DGM	D Mann					
11/30/2007	1111	New Wind	2,560						9/25/2014	Meas/Inspect	PC	PHIL C					
									12/4/2008	MLS	MM	Mary M					
									5/6/2000		197	PATRIOT					

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv		Full Bath: 2	Rating: Good					CONDO CONVERSION 1997, Building Number 1.									
Sty Ht: 2H - 2 & 1/2 Sty		A Bath:	Rating:														
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block		A 3QBth:	Rating:														
Frame: 1 - Wood		1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:														
Sec Wall:	%	OthrFix:	Rating:														
Roof Struct: 3 - Gambrel		OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good	1st Res Grid				Desc: Line 1	# Units 1								
Color: BROWN		A Kits:	Rating:														
View / Desir: S10 - Size 10		Fpl: 1	Rating: Good														
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average		CONDOS INFORMATION															
Year Blt: 1922	Eff Yr Blt:	Location:															
Alt LUC:	Alt %:	Total Units:															
Jurisdct:	Fact: .	Floor: 2 - 2nd Floor															
Const Mod:		% Own: 60.000000000															
Lump Sum Adj:		Name: 166 - 7126															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %	Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal 2 - Plaster		Functional:	%	Interior:	1	8	3	2									
Sec Int Wall:	%	Economic:	%	Additions:													
Partition: T - Typical		Special:	%	Kitchen:													
Prim Floors: 3 - Hardwood		Override:	%	Baths:													
Sec Floors:	%	Total:	18.6 %	Plumbing:													
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				COMPARABLE SALES								SUB AREA			
Subfloor:		Basic \$ / SQ: 305.00		Rate	Parcel ID	Typ	Date	Sale Price							SUB AREA DETAIL		
Bsmnt Gar:		Size Adj.: 1.11666667															
Electric: 3 - Typical		Const Adj.: 0.89964181															
Insulation: 2 - Typical		Adj \$ / SQ: 306.403															
Int vs Ext: S		Other Features: 90750															
Heat Fuel: 1 - Oil		Grade Factor: 1.00															
Heat Type: 5 - Steam		NBHD Inf: 1.02999997															
# Heat Sys: 1		NBHD Mod:															
% Heated: 100	% AC:	LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO	Adj Total: 854688			Juris. Factor:			Before Depr: 315.60									
% Com Wal	% Sprinkled	Depreciation: 158972			Special Features: 0			Val/Su Net: 249.35									
		Depreciated Total: 695716			Final Total: 695700			Val/Su SzAd 309.20									
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:					IMAGE				
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 031.A-0003-0010.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1930	27.50	T	40	102			3,300		3,300
More: N				Total Yard Items:				3,300	Total Special Features:				Total:				3,300
																	